Thornes

Mill Lane, Sidlesham, West Sussex

STRUTT & PARKER

BNP PARIBAS GROUP

Waterside

A delightful Grade II Listed house with an annexe and splendid gardens, in a highly desirable nature reserve setting

A fine detached period house with a wealth of attractive character features located on the edge of popular Sidlesham, overlooking Pagham Harbour nature reserve. The property offers extensive accommodation with a flexible layout, including an annexe, while outside there are splendid gardens with a sunny south-facing aspect.

- **4 RECEPTION ROOMS**
- **5 BEDROOMS**
- **4 BATHROOMS**
- **GARAGE**
- **1.077 ACRES**
- **FREEHOLD**
- **VILLAGE**
- **4,231 SQ FT 393 SQM**
- **£1,500,000 GUIDE PRICE**

The property

Thornes is an impressive Grade II Listed detached house, providing more than 3,323 square feet/309 square meters of character accommodation, now in need of some modernisation. The property dates from the early 19th century and features attractive red and grey brick elevations, as well as sash windows and various other splendid character details throughout.

There are four comfortable reception rooms on the ground floor of the main house, including the generous L-shaped drawing with two distinct sitting areas. The room features wooden parquet flooring, a fireplace, built-in storage and shelving and French doors to two aspects, providing access to the garden. Further reception rooms include a study, again with open fireplace and the formal dining room, while the ground floor also has a well-equipped kitchen and an adjoining breakfast room for informal dining. The kitchen features wooden units to base and wall level, as well as an integrated oven and hob and space.

Upstairs, the four double bedrooms include the well-proportioned double aspect principal bedroom, with fitted wardrobes, a dressing room, an en suite bathroom, and French doors opening onto a sunny balcony with views of the garden. One further bedroom has an en suite shower room, while two have their own washbasins. The first floor also has a family bathroom.

The annexe is located on the first floor with its own private entrance, and is completely separate from the main house. It includes a studio-style sitting room and bedroom, as well as a fully equipped kitchen and a bathroom with a separate shower. The space provides ideal accommodation for guests or family members.

Outside

At the front of the house, white fencing borders the garden and afive-bar wooden gate opens to the block-paved driveway with parking space for several vehicles, including covered parking.

The garden is mostly to the rear of the house and benefits from a sunny sought-facing aspect. There is a paved courtyard area with access to the annexe, as well as a patio for al fresco dining at the back of the house. The gardens, extending to just under an acre, are laid to lawn and bordered by established shrubs, trees and hedgerows and with a peaceful meadow area towards the end of the plot.

Location

Thornes occupies a tucked-away position in the waterside hamlet of Sidlesham Quay from where you can take the coast path in either direction and enjoy Pagham Harbour RSPB Local Nature Reserve. Just round the corner is the acclaimed Crab and Lobster restaurant and boutique hotel, where there are monthly local's nights. Sidlesham has a primary school, garage with shop and village church, and everyday amenities are provided in Selsey, with its lovely swimming beach. Selsey also offers independent shops, medical centre and schools. An Asda superstore is located just 2.7 miles away. Chichester Marina and Yacht Club and Birdham Pool Marina, where a mix of pontoon berths and first-class facilities are available for sailors, are within 4 miles.

The cathedral city of Chichester offers an extensive range of shopping, cultural and leisure amenities, and the renowned Chichester Festival Theatre whilst Goodwood to the north offers horse racing golf, motor racing, a country club and small airfield.

Well-regarded schooling in the vicinity includes Westbourne House, Bishop Luffa School and Portsmouth Grammar School.

Distances

- Selsey 3.0 miles
- Birdham 3.6 miles
- Chichester 5.0 miles
- East Wittering 6.5 miles
- Southampton Airport 36 miles
- London Gatwick Airport 51 miles

Nearby Stations

- Chichester

Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Marina
- Chichester Festival Theatre & Cathedral
- The Goodwood Estate
- South Downs National Park
- Arundel Castle

Thornes Mill Lane, Sidlesham, West Sussex
Main House internal area 2,979 sq ft (277 sq m)
Garage & Carport internal area 569 sq ft (53 sq m)
Outbuilding internal area 339 sq ft (31 sq m)
Annexe internal area 344 sq ft (32 sq m)
Courtyard external area = 369 sq ft (34 sq m)
Total internal area 4,231 sq ft (393 sq m)

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The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans
House internal area 4,237 sq ft (393 sq m)
For identification purposes only.

Directions
PO20 7NA

what3words: ///labs.finally.irony

General
Local Authority: Chichester District Council

Services: Mains gas. electricity, water and drainage

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: D

Annexe EPC Rating: E

Tenure: Freehold

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